



## 1a Priors Gate Priory Street | Ware | SG12 0DA

**Asking Price £250,000**

Excellent position! Spacious two bedroom first floor flat, forming part of a Grade II Georgian conversion with the rare advantage of off street parking and private garden, situated in the centre of Ware with all amenities close-by. The property benefits from gas fired central heating, fitted storage and attractive views over the town centre. Features include sash windows and exposed timbers. The station, priory gardens, shops and restaurants are all just a short walk away. NO UPPER CHAIN!



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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## Communal Entrance

Single gate to short pathway to communal entrance door with security entry phone. Stairs to first floor landing. Entrance door to:

pedestal wash hand basin and low flush WC. Radiator.

Tiling to splashback areas. Extractor fan.

## L-Shaped Reception Hall

Windows to front, rear & side. Radiator. Fitted storage cupboard. Doors off to all rooms. Open to:

## EXTERIOR

## Office/Study Area

Window to side. Radiator.

## Parking Space

Shingle driveway providing parking for one vehicle. Single wooden gate to:

## Lounge/Diner

**16'0 x 14'9 (4.88m x 4.50m)**

Sash window to front. Two radiators. Fireplace containing coal effect gas fire. Wall lights.

## Private Garden

Enclosed by timber fence, uncultivated.

## Kitchen

**10'2 x 6'3 (3.10m x 1.91m)**

Sash window to rear. Base units incorporating drawers and single drainer sink unit with mixer tap. Space & plumbing for washing machine. Space for fridge/freezer. Electric cooker point. Tiling to splashbacks. Radiator. Fitted shelving. Wood laminate floor covering.

## Disclaimer

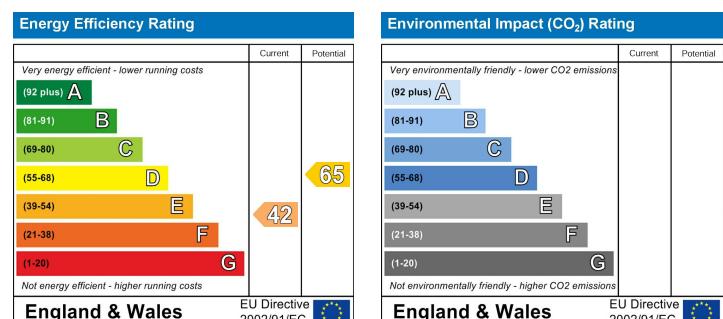
We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

## Bedroom One

**10'7 x 9'10 (3.23m x 3.00m)**

Sash window to front. Radiator. Bookcase and matching shelving unit.

## Energy Performance Certificate



## Bedroom Two

**12'11 x 7'5 (3.94m x 2.26m)**

Sash window to side. Radiator.

## Bathroom

**7'0 x 5'7 (2.13m x 1.70m)**

White suite comprising panel enclosed bath with mixer taps & shower attachment and glass shower screen,



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